



City of Wheatland

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CITY COUNCIL MEETING STAFF REPORT

Date: January 12, 2010

Agenda Item:

Subject: Second Reading of Planned Development (PD)
Ordinance

Prepared by: Tim Raney, Community Development Director

Approved: _____
Stephen L. Wright
City Manager

Recommendation:

City staff recommends that the Wheatland City Council conduct a second reading of the Planned Development (PD) Ordinance, adopting the Planned Development Zoning District, Chapter 18.51 of the Wheatland Zoning Ordinance.

Discussion:

On November 3, 2009, the Planning Commission reviewed text amendments to the PD Zone that provided the basic framework of a two stage process. The Planning Commission unanimously recommended that the City Council approve the proposed PD Ordinance text amendments.

On December 8, 2009, the City Council conducted a first reading of the Ordinance, including text amendments to more clearly specify the requirements for both a Stage 1 and a Stage 2 development application, and to provide clearer direction to applicants. The text changes retain provisions that allow administrative changes to be approved at the discretion of the CDD.

The proposed Zoning Code Amendment is exempt from CEQA because it can be seen with certainty that this Council action will not have a significant effect on the environment.

Exhibits:

Exhibit 1: Planned Development (PD) Ordinance and Planned Development Zoning District, Chapter 18.51 of the Wheatland Zoning Ordinance